



WATERVILLE PLANNING BOARD MINUTES

DATE OF MEETING: April 5, 2021

VENUE: Via Zoom

MEMBERS PRESENT: x Samantha Burdick, Chair
□ April Chiriboga
x Tom DePre
x David Johnson
x Hilary Koch
x Uria Pelletier
x Bruce White

STAFF PRESENT: Ann Beverage, City Planner

MINUTES:

David Johnson made a motion to approve the minutes of the March 15, 2021, meeting. Samantha Burdick seconded. Vote 4-0 in favor. Uria Pelletier and Bruce White were unable to connect to the Internet at the time of the vote.

ITEM 1: Elm City 93, LLC is requesting Informal Pre-application Review for the Paul J. Schupf Arts Center to be constructed at 93 Main Street. This review is in accordance with Article 4 of the Site Plan Review and Subdivision Ordinance.

Shannon Haines of Waterville Creates, Tim Lock with Opal Architecture, and Susie Rodriguez with STR Architecture presented the Paul J. Schupf Arts Center to the Board. The center will house Waterville Creates, Maine Film Center, Maine International Film Festival, Ticonic Arts (formerly Common Street Arts), a gallery of the Colby Museum of Art, three cinemas, a community gallery, a pottery studio, a classroom, rehearsal space, and offices.

The completely handicap-accessible 28,324 square-foot building will have a footprint of 11,033 square feet, smaller than the soon to be demolished building currently on the site. The new footprint will allow for deliveries in the rear and enhanced views of the Opera House from Main Street.

There will be 15 to 20 employees during the day and 10 to 15 in the evening.

ITEM 2: Thomas College is requesting that the City Council rezone 262 West River Road, Assessor Parcel 22-150 abutting Vining Drive, from Residential-B to Institutional. Rezoning will allow the College to place a sign on Vining Drive. This review is in accordance with Section 7.1 of the Zoning Ordinance.

Beth Gibbs requested rezoning for Assessor Parcel 22-150 located at 262 West River Road from Residential-B to Institutional to allow Thomas College to place a sign at the intersection of Vining Drive and West River Road.

ACTION:

Bruce White made a motion to recommend that the City Council rezone the property as requested. Uria Pelletier seconded. Vote: 6-0 in favor.

ITEM 3: Pondwood LLC is requesting Informal Pre-application Review for a mini mall to be constructed at 195 College Avenue. This review is in accordance with Article 4 of the Site Plan Review and Subdivision Ordinance.

Don Plourde, owner of Pondwood LLC in partnership with Gary Hammond, presented plans for a four-unit, 7,000 square-foot strip mall to be constructed at 195 College Avenue across College Avenue from the former Marden's, now Pro Moving Service. The company is constructing the building on speculation with no tenants but expects to lease space to contactors or electricians who need storage. Alternatively, Pondwood may find retail tenants.

Pondwood intends to begin site work and pour a slab soon after it receives approvals, but wait to complete construction of the building until the currently high cost of building materials declines.